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Budgetary Estimate

Name: City of Two Rivers – Neshotah Park	Attn: Mike Mathis	Date: September 26, 2025
Street Address: 2111 Pierce St., Two Rivers		

Description: Neshotah Park Beach Concession Building

Clarifications and exclusions:

- **Remodeling of the existing building per Concept “A” plan dated attached**
 - Male Restroom - Summary
 - The existing urinals on the west wall and sinks and countertops on the east wall to remain as is
 - Remove the existing wood partition wall at the south entrance.
 - Add new CMU partition walls to create the storage room
 - Add (5) new toilets with new solid plastic partition walls
 - (1) ADA stall with code compliant grab bars
 - Add (3) new wall hung lavatory sinks and faucets
 - Install the new closet door
 - Infill the existing opening to the previous toilet room
 - Paint all the new and existing walls
 - Prepare and apply epoxy coating to the floor
 - Female Restroom - Summary
 - Actual layout is different than the drawing, existing lavatory sinks and countertops are on the north wall
 - The existing (4) toilets, on the south wall, and sinks and countertops, on the north wall to remain as is
 - Remove the wood partition wall at the south entrance
 - Add new CMU partition walls to create the (2) unisex restrooms
 - Install (4) new toilets and solid plastic toilet partitions
 - (1) ADA stall with code compliant grab bars
 - Install (2) new wall hung lavatory sinks and faucets
 - Paint the existing and new walls
 - Prepare and apply epoxy coating on the floor
 - (2) ADA Accessible Unisex Restroom - Summary
 - Rework the south wall to create two new openings and install new hollow metal door units
 - Install (1) new toilet, (1) wall hung lavatory sink and faucet in each restroom
 - Install code compliant grab bars in each restroom
 - Install a drywall ceiling in each rest room
 - Paint the new and existing walls, and the ceilings
 - Prepare and apply epoxy coating on the floors
 - Install new concrete stoop on new concrete frost walls
 - Concession Area - Summary
 - Remove CMU units as necessary to create the new wall openings per plan
 - Rework the north wall to create (1) new opening and install (1) new hollow metal exterior door unit
 - Construct a new CMU wall for the new janitor closet space
 - Infill the east door opening

- Install new 2' x 2' suspended ceiling with vinyl covered tiles
- Install new laminate cabinets with laminate counter tops on the south and east walls per the plan
- Paint the walls
- Prepare and apply epoxy coating to the floor
- Install (1) new two compartment kitchen sink and faucet
- Install (1) new hand wash sink
- Install new three compartment sink
- Does not include any kitchen appliances
- Does not include storage shelving in the back room
- Does not include cooking equipment and/or exhaust hood
- General Comments
 - The wood ceilings in the two restrooms to remain as is
 - Blacked out panels will be installed in front of the (2) north windows prior to building the plumbing walls. Glass block to remain as is
 - Where new CMU walls intersect the existing glass block, the glass block will remain as is and new walls will abut the glass block
 - We will do our best to source new brick that will match, as close as possible, to the existing.
 - Remove the existing vinyl base through and replace with new vinyl base
 - Includes (1) new water heater

Budget Estimate

\$360,636.00

This is a budgetary estimate only. Actual cost may vary depending on design and/or conditions changes.

Sincerely,

Bryan Imhoff
Project Manager / Estimator

REMODEL FLOOR PLAN - CONCEPT "A"
1/8" = 1'-0"

